

TO LET

Warehouse and Office Opportunities

Warehousing from 3,400 sq. ft. - 23,450 sq. ft.
Offices Approx. 4,000 sq. ft. - 20,000 sq. ft.

CHESTER HOUSE BUSINESS PARK

Winstanley Way, Basildon, Essex, SS14 3BL

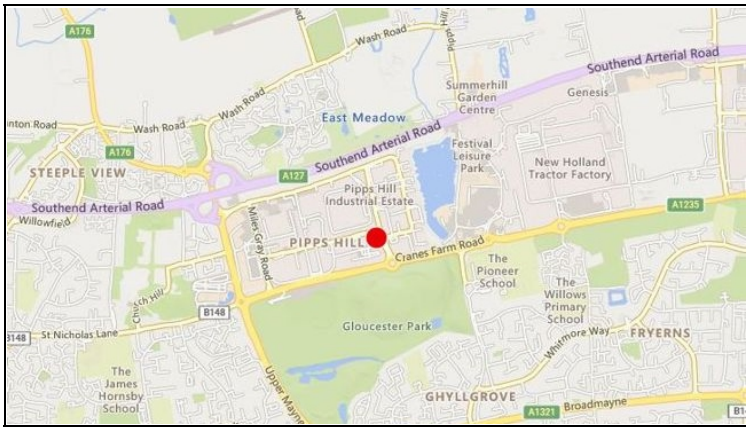


- Photos are CGI's
- Fronting Luckyn Lane
- 3 Phase Power

- 3 Trade Style Warehousing Units
- Grade 'A' Office Space
- Available September 2024

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.

DESCRIPTION

Chester Business Park is a new business park offering a mix of Industrial and Office space. The building, formerly known as Bellesduna House is due to undergo an extensive refurbishment during 2024 and we are able to deliver 23,450 sq. ft. of new warehousing and 20,000 sq. ft. of Grade A office space by September 2024. Parking will be available on site. Please enquire to register your interest.

ACCOMMODATION

Industrial Unit 1:	5,200 sq. ft. (483 m ²)
Industrial Unit 2:	5,400 sq. ft. (502 m ²)
Industrial Unit 3:	3,400 sq. ft. (316 m ²)
Office Suite 4:	3,000 sq. ft. (279 m ²)
Industrial Unit 5:	9,450 sq. ft. (878 m ²)
Unit 5 Inc Yard Of:	10,000 sq. ft. (929 m ²)
First Floor Offices:	4,000 - 17,000 sq. ft. (372 - 1,579 m ²)

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The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

£15.00 per sq. ft. per annum.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

To be assessed.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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